

Home on 5 ± acres near Buffalo, OK

Auction

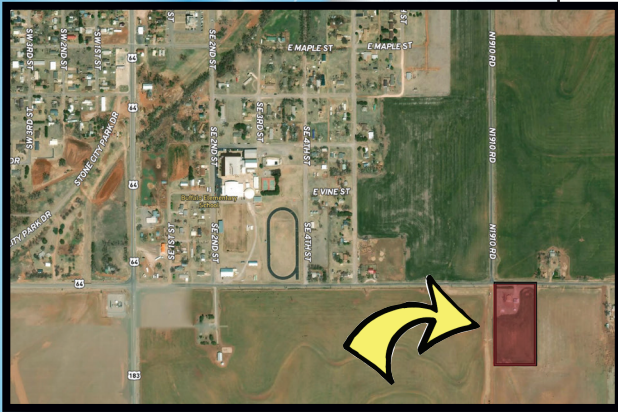
Wednesday, April 5th • 10 a.m.

19104 E. County Road 13, Buffalo, OK

Legally described as a 5± acre Tract in the NW4NW4 of Sec 18-27-22, Harper County OK



Seller: Salley Hammontree



This home sits on 5 acres on the south edge of Buffalo Oklahoma. It has four or five bedrooms, bathroom, kitchen, living room, dining room, central heating and air conditioning, vinyl windows and siding, and the roof has been recently replaced. There is a 3 car garage with a workshop area made of steel structure with 36 x 32 overhead doors that are 10' entrances with automatic openers and an attached storage building with an overhead door. The building would literally house a house. The property is in an excellent location - just outside of city limits yet is on city water and just south of the football field and school facilities. The property is fenced and would be a great location for animals or bigger trucks or vehicles.

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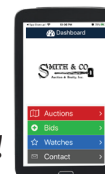
REAL ESTATE Terms: 10% of purchase price escrowed sale day with the balance due upon proof of marketable title. Seller will provide a current abstract and a warranty deed. Taxes prorated to the day of closing. Possession upon closing. Property selling in its present condition with no warranties expressed or implied. All information given comes from resources we believe to be reliable but in no way is guaranteed. Announcements made sale day supercede all prior advertising. Buyers should arrange financing and satisfy themselves with size, location, boundaries, etc. prior to sale day. Sellers are reserving all oil, gas, and other mineral rights.

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